

**Yogesh S. Gonnade**  
**ADVOCATE**  
**(B.Com, L. L. B.)**

RESI: Plot No. 34, Ramkrushna Nagar-B,  
Umred Road, Dighori, Nagpur-440009.

Mob.: 7385182509

To,  
**MAHARERA,**  
**MUMBAI.**

Date 11-09-2025

**LEGAL TITLE REPORT**

**SUB: - TITLE CLEARANCE CERTIFICATE WITH RESPECT OF  
KHASRA/SURVEY/GUT NO. 37/2 OF MOUZA-SUMTHANA, SITUATED AT TAHSIL-  
HINGNA, DISTRICT NAGPUR.**

I have investigated the title of the said Land/Plot on the request of **M/s. MAHALAXMI  
INFRACON** Partnership Firm through Partners (1) **SHRI. ANISH BHAWARILAL  
CHHAJED** and (2) **SHRI. RAHUL JAGDISH BONDRE** and following documents i.e.: -

**1. DESCRIPTION OF THE PROPERTY**

ALL THAT Piece and Parcel of land bearing Khasra/Survey/Gut No. 37/2 of  
MOUZA-SUMTHANA, P. S. K. 72, having an area of 3.092 Hectares, Land Revenue Rs.  
9.15 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs,  
Passage, Right of Pathways, Water Courses and all other easementary rights  
appurtenant and belonging thereto, Situated at Village-Sumthana, Nagpur, Within the  
limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur and  
bounded as under -

**ON THE EAST - BY SURVEY/KHASRA/GUT NO. 37/3,**  
**ON THE WEST - BY SURVEY/KHASRA/GUT NO. 3,**  
**ON THE NORTH - BY SURVEY/KHASRA/GUT NOS. 23 AND 24,**  
**ON THE SOUTH - BY SURVEY/KHASRA/GUT NOS. 37/1 AND 37/3.**

**2. THE DOCUMENTS OF ALLOTMENT OF PLOT/LAND**



| Sr. No. | Date of Document | Name of Document | Whether Original/Certified | Document No. |
|---------|------------------|------------------|----------------------------|--------------|
| 1       | 24-02-2025       | Sale Deed        | Original                   | 2312-2025    |
| 3       | 28-03-2025       | 7/12 Extract     | Original                   | 1030         |

3. 7/12 extract issued by Tahsildar shows the mutation of the owner.

4. Search report for 13 years from 2011 to 2025 vides GRN No. MH008437717202526P.

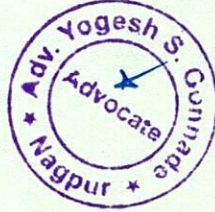
Contd. ...



5. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **SHRI. ANISH BHAWARILAL CHHAJED** and (2) **SHRI. RAHUL JAGDISH BONDRE**, clear, marketable and without any encumbrance.

Owner of the land

- 1) **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **SHRI. ANISH BHAWARILAL CHHAJED** and (2) **SHRI. RAHUL JAGDISH BONDRE** of Khasra/Survey/Gut No. 37/2.
- 2) The report reflecting the flow of the title of the **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **SHRI. ANISH BHAWARILAL CHHAJED** and (2) **SHRI. RAHUL JAGDISH BONDRE** on the said land is enclosed herewith as annexure.



DATED 11-09-2025  
Nagpur

Adv. Yogesh S. Gonnade  
(ADVOCATE)





CHALLAN  
MTR Form Number-6



|                                              |                    |         |  |               |                                                        |                                       |                              |         |                       |   |   |   |   |
|----------------------------------------------|--------------------|---------|--|---------------|--------------------------------------------------------|---------------------------------------|------------------------------|---------|-----------------------|---|---|---|---|
| GRN                                          | MH008437717202526P | BARCODE |  |               | Date                                                   | 11/09/2025-18:38:14                   |                              | Form ID |                       |   |   |   |   |
| Department Inspector General Of Registration |                    |         |  |               | Payer Details                                          |                                       |                              |         |                       |   |   |   |   |
| Search Fee                                   |                    |         |  |               | TAX ID / TAN (If Any)                                  |                                       |                              |         |                       |   |   |   |   |
| Type of Payment Other Items                  |                    |         |  |               | PAN No.(If Applicable)                                 |                                       |                              |         |                       |   |   |   |   |
| Office Name HGN_HINGNA SUB REGISTRAR         |                    |         |  |               | Full Name                                              |                                       | ADVOCATE YOGESH SOMA GONNADE |         |                       |   |   |   |   |
| Location NAGPUR                              |                    |         |  |               |                                                        |                                       |                              |         |                       |   |   |   |   |
| Year 2025-2026 One Time                      |                    |         |  |               | Flat/Block No.                                         |                                       | 34 RAMKRUSHNA NAGAR B        |         |                       |   |   |   |   |
| Account Head Details                         |                    |         |  | Amount In Rs. | Premises/Building                                      |                                       |                              |         |                       |   |   |   |   |
| 0030072201 SEARCH FEE                        |                    |         |  | 325.00        | Road/Street                                            |                                       | UMRED ROAD                   |         |                       |   |   |   |   |
|                                              |                    |         |  |               | Area/Locality                                          |                                       | DIGHORI NAGPUR               |         |                       |   |   |   |   |
|                                              |                    |         |  |               | Town/City/District                                     |                                       |                              |         |                       |   |   |   |   |
|                                              |                    |         |  |               | PIN                                                    |                                       |                              | 4       | 4                     | 0 | 0 | 3 | 4 |
|                                              |                    |         |  |               | Remarks (If Any)                                       |                                       |                              |         |                       |   |   |   |   |
|                                              |                    |         |  |               | MOUZA SUMTHANA KH NO 37/2 AREA 3.092 HECTORS P H NO 72 |                                       |                              |         |                       |   |   |   |   |
|                                              |                    |         |  |               |                                                        |                                       |                              |         |                       |   |   |   |   |
|                                              |                    |         |  |               |                                                        |                                       |                              |         |                       |   |   |   |   |
|                                              |                    |         |  |               |                                                        |                                       |                              |         |                       |   |   |   |   |
|                                              |                    |         |  |               |                                                        |                                       |                              |         |                       |   |   |   |   |
|                                              |                    |         |  |               | Amount In                                              | Three Hundred Twenty Five Rupees Only |                              |         |                       |   |   |   |   |
| Total                                        |                    |         |  | 325.00        | Words                                                  |                                       |                              |         |                       |   |   |   |   |
| Payment Details SBIEPAY PAYMENT GATEWAY      |                    |         |  |               | FOR USE IN RECEIVING BANK                              |                                       |                              |         |                       |   |   |   |   |
| Cheque-DD Details                            |                    |         |  |               | Bank CIN                                               | Ref. No.                              | 10000502025091108246         |         | 0692443136946         |   |   |   |   |
| Cheque/DD No.                                |                    |         |  |               | Bank Date                                              | RBI Date                              | 11/09/2025-18:38:34          |         | Not Verified with RBI |   |   |   |   |
| Name of Bank                                 |                    |         |  |               | Bank-Branch                                            |                                       | SBIEPAY PAYMENT GATEWAY      |         |                       |   |   |   |   |
| Name of Branch                               |                    |         |  |               | Scroll No. , Date                                      |                                       | Not Verified with Scroll     |         |                       |   |   |   |   |

Department ID :  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

Mobile No. : 7385182509





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**ADVOCATE**  
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= Mob.: 7385182509

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**FLOW OF THE TITLE OF THE SAID LAND**

That ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut Nos. 15/1K and 15/2kh of MOUZA-SUMTHANA, P. S. K 72, having an area of 6.40 Acres (i.e. 2.59 Hectares) and 12:23 Acres (i.e. 4.95 Hectares) respectively, Land Revenue Rs. 9.69 and Rs. 11.77 Yearly respectively, Khate No. 126, both held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Sumthana, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur, Originally belonged to Shri. Ganesh Mahadeo Sonkusale, as a recorded Owner thereof and the same is accordingly recorded in the Revenue Records.

That the aforesaid Shri. Ganesh Mahadeo Sonkusale later on partitioned his property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut Nos. 15/1K and 15/2kh of MOUZA-SUMTHANA, P. S. K 72, having an area of 6.40 Acres (i.e. 2.59 Hectares) and 12:23 Acres (i.e. 4.95 Hectares) respectively, Land Revenue Rs. 9.69 and Rs. 11.77 Yearly respectively, Khate No. 126, both held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Sumthana, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur along with other property in the said Mouza amongst himself and his Minor sons namely (i) Master Sudhakar Ganesh Sonkusale, (ii) Master Arun Ganesh Sonkusale and (iii) Master Premprakash Ganesh Sonkusale, by executing a registered Partition Deed Dated 16-08-1975, in terms of the said Partition Deed Dated 16-08-1975, the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut Nos. 15/1K and 15/2kh of MOUZA-SUMTHANA, P. S. K 72, having an area of 6.40 Acres (i.e. 2.59 Hectares) and 12:23 Acres (i.e. 4.95 Hectares) respectively, Land Revenue Rs. 9.69 and Rs. 11.77 Yearly respectively, Khate No. 126, both held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Sumthana, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur fallen to the exclusive share of (i) Master Sudhakar Ganesh Sonkusale, (ii) Master Arun Ganesh Sonkusale and (iii) Master Premprakash Ganesh Sonkusale, absolutely forever with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records.



That during the course of time Resurvey of the said MOUZA-SUMTHANA was conducted and the property held by (i) Shri. Sudhakar Ganesh Sonkusale, (ii) Shri. Arun Ganesh Sonkusale and (iii) Shri. Premprakash Ganesh Sonkusale i.e. ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut Nos. 15/1K and 15/2kh of MOUZA-SUMTHANA, P. S. K 72, having an area of 6.40 Acres (i.e. 2.59 Hectares) and 12:23 Acres (i.e. 4.95 Hectares) respectively, Land Revenue Rs. 9.69 and Rs. 11.77 Yearly respectively, Khate No. 126, both held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Sumthana, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur is now identified as New Survey/Khasra/Gut No. 37, having an area of 7.54 Hectares, Land Revenue Rs. 21.46 Yearly.

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That the aforesaid (i) Shri. Sudhakar Ganesh Sonkusale, (ii) Shri. Arun Ganesh Sonkusale and (iii) Shri. Premprakash Ganesh Sonkusale later on partitioned his property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut No. 37 of MOUZA-SUMTHANA, P. S. K. 72, having an area of 7.54 Hectares, Land Revenue Rs. 21.46 Yearly, held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Sumthana, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur in between them by executing a Deed of Partition dated 31-10-2009, Which is duly registered at the Office of Joint Sub Registrar Hingna, in Additional Book No. 1, bearing Registration No. 4769/2009 on even date. In terms of the said Partition Deed dated 31-10-2009 the land admeasuring about 3.24 Hectares comprising North-West Portion of the aforesaid land fallen to the exclusive share of Shri. Sudhakar Ganesh Sonkusale and the land admeasuring about 1.80 Hectares comprising South-West Portion of the aforesaid land fallen to the exclusive share of Shri. Arun Ganesh Sonkusale and the land admeasuring about 2.50 Hectares comprising Eastern Portion of the aforesaid land fallen to the exclusive share of Shri. Premprakash Ganesh Sonkusale, absolutely forever with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 338, dated 20-07-2011.

That as per Partition Deed Dated 31-10-2009, the Nayab Tahsildar, Hingna, vide his Order No. Prastut.2/Tah.Hingna.Kavi202/2019, dated 05-03-2019 and Superintendent, Land Records, Hingna vide its Kami Jasta Patrak No. Mouza-Sumthana Correction Order Kavi/2019, dated 25-02-2019, Mojni Mamla No. 1283/19, the land admeasuring about 1.80 Hectares comprising South-West Portion of the aforesaid land bearing Survey/Khasra/Gut No. 37 held by Shri. Arun Ganesh Sonkusale is now identified as New Survey/Khasra/Gut No. 37/1, having an area of 1.80 Hectares, Land Revenue Rs. 5.15 Yearly, held in Occupancy Class-1 Rights and the land admeasuring about 3.24 Hectares comprising North-West Portion of the aforesaid land bearing Survey/Khasra/Gut No. 37 held by Shri. Sudhakar Ganesh Sonkusale is now identified as Survey/Khasra/Gut No. 37/2, having an area of 3.24 Hectares, Land Revenue Rs. 9.15 Yearly, held in Occupancy Class-1 Rights and the land admeasuring about 2.50 Hectares comprising Eastern Portion of the aforesaid land bearing Survey/Khasra/Gut No. 37 held by Shri. Premprakash Ganesh Sonkusale is now identified as New Survey/Khasra/Gut No. 37/3, having an area of 2.50 Hectares, Land Revenue Rs. 7.16 Yearly, held in Occupancy Class-1 Rights and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 673, dated 24-04-2019.

That in pursuance of the letter/notice of the Deputy Collector, (Land Acquisition, Pench Prkalp), Nagpur bearing No. Kali/Up(Bhu)PePra/Kavi-554/2021, Dated 30-11-2021, the land admeasuring about 0.148 Hectares out of the aforesaid land is proposed for acquisition for 24 Meter wide Sumthana-Kotewada-Parsodi-Jamtha Road under the sanctioned Development Plan. The Notice has been accepted for payment by the aforesaid Shri. Sudhakar Ganesh Sonkusale.



That the aforesaid Shri. Sudhakar Ganesh Sonkusale later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut No. 37/2 of MOUZA-SUMTHANA, P. S. K. 72, having a total area of 3.24 Hectares less the land to be acquired for proposed road admeasuring about 0.148 Hectares thus containing by admeasurements **3.092 Hectares**, Land Revenue Rs. 9.15 Yearly, Khate No. 780 and the land bearing **Survey/Khasra/Gut No. 37** is specifically demarked as **"FINAL PLOT NO. 6"** in the Nagpur Improvement Trust Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme Dated 27-02-2015 of the State Government and held in Occupancy Class-1 Rights,



including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Sumthana, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur, by way of Sale to **SHRI. ANANT NIKHIL BANSAL**, by a Sale Deed Dated 04-03-2022, Which is duly Registered at the Office of the Joint Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 1179-2022 on even date and the same is also accordingly mutated in his name in 7/12 Extract vide Ferfar Entry No. 845, Dated 29-12-2022.

That the aforesaid **SHRI. ANANT NIKHIL BANSAL** later on transferred/sold the property comprising ALL THAT Piece and Parcel of land bearing Survey/Khasra/Gut No. 37/2 of MOUZA-SUMTHANA, P. S. K. 72, having a total area of 3.24 Hectares less the land to be acquired for proposed road admeasuring about 0.148 Hectares thus containing by admeasurements **3.092 Hectares**, Land Revenue Rs. 9.15 Yearly, Khate No. 872 and the land bearing **Survey/Khasra/Gut No. 37** is specifically demarked as "**FINAL PLOT NO. 6**" in the Nagpur Improvement Trust Sumthana-Kotewada-Sondapar-Jamtha-Parsodi proposed Improvement Scheme Dated 27-02-2015 of the State Government and held in Occupancy Class-1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, Situated at Village-Sumthana, Nagpur, Within the limits of Grampanchayat-Kotewada, Nagpur in Tahsil-Hingna and District-Nagpur, by way of Sale to **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **SHRI. ANISH BHAWARILAL CHHAJED** and (2) **SHRI. RAHUL JAGDISH BONDRE**, by a Sale Deed Dated 24-02-2025, Which is duly Registered at the Office of the Joint Sub-Registrar Hingna in Additional Book No. 1, bearing Registration No. 2312-2025 on even date and the same is also accordingly mutated in his name in 7/12 Extract vide Ferfar Entry No. 1030, Dated 28-03-2025.

It is observed that the aforesaid **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **SHRI. ANISH BHAWARILAL CHHAJED** and (2) **SHRI. RAHUL JAGDISH BONDRE** later on prepared a layout on the said entire land of Survey/Khasra/Gut No. 37/2, that the Nagpur Metropolitan Region Development Authority, Nagpur has Final sanctioned the residential Layout carved on the said entire land of Survey/Khasra/Gut No. 37/2, consisting of various residential plots vide Letter No. E.E./NMRDA/441, Dated 10-07-2025.

That the aforesaid land of Khasra/Survey/Gut No. 37/2 of MOUZA-SUMTHANA, P. S. K. 72 is converted for Non-Agricultural (Residential) Use by the Tahsildar, Hingna, vide his Order Dated 08-09-2025, Passed in Revenue Case No. 93/N.A.P.-34/Prastu-1/2024-2025.



That the above-mentioned property is present at standing in the name of **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **SHRI. ANISH BHAWARILAL CHHAJED** and (2) **SHRI. RAHUL JAGDISH BONDRE**. The concern records of the Sub-registrar Hingna and other relevant document of Grampanchayat shows that **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **SHRI. ANISH BHAWARILAL CHHAJED** and (2) **SHRI. RAHUL JAGDISH BONDRE** is the legal owner thereof having every capacity to transfer the same or create the rights or charges thereupon inclusive of bank mortgage. That, while verifying the index register and day books made available at office of the Sub-Registrar Hingna, I did not come across with any adverse entry as to encumbrances and after pursuing all relevant documents, I certified that the above-described property held by **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **SHRI. ANISH BHAWARILAL CHHAJED** and (2) **SHRI. RAHUL JAGDISH**



**BONDRE** is free from all the encumbrances, Charges or impediments and same is not transferred to anybody by any mode of transfer and the same and transferable and have a good valid and marketable title thereon and have right to transfer property is good marketable title, That I am satisfied that the property described in the schedule is heritable the property described in the schedule the facts and the events material to the title have been satisfactorily proved.

Sr. No.

- 1) 7/12 extract as on date of application for registration in the name of **M/s. MAHALAXMI INFRACON** Partnership Firm through Partners (1) **SHRI. ANISH BHAWARILAL CHHAJED** and (2) **SHRI. RAHUL JAGDISH BONDRE**.
- 2) Search report for 13 years from 2011 to 2025 taken from Sub-Registrar Office Hingna.
- 3) Any other relevant title; As per above mentioned title history
- 4) Prima facie no litigation found over the property.

NAGPUR  
DATED 11-09-2025



Adv. Yogesh S. Gonnade  
(ADVOCATE)

Y.S. Gonnade